145.0	0006	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,063,100 / 1,063,100
					USE VALUE:	1,063,100 / 1,063,100
					ASSESSED:	1,063,100 / 1,063,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		WALL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KALT JOSEPH & TAMMY
Owner 2:	
Owner 3:	
Street 1:	31 WALL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAMLOUK KHALID -
Owner 2:	MAMLOUK CHRISTINA H -
Street 1:	31 WALL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,762 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 2689 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4762.000	612,800		450,300	1,063,100
Total Card	0.109	612,800		450,300	1,063,100
Total Parcel	0.109	612,800		450,300	1,063,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.35 | /Parcel: 395.3

Legal Description

User Acct

95505

GIS Ref

GIS Ref

Insp Date

04/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 145.0-0006-0014.0

!11379!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	610,100	0	4,762.	450,300	1,060,400	1,060,400	Year End Roll	12/18/2019
2019	101	FV	534,400	0	4,762.	422,100	956,500	956,500	Year End Roll	1/3/2019
2018	101	FV	336,500	0	4,762.	349,000	685,500	685,500	Year End Roll	12/20/2017
2017	101	FV	336,500	0	4,762.	320,800	657,300	657,300	Year End Roll	1/3/2017
2016	101	FV	336,500	0	4,762.	292,700	629,200	629,200	Year End	1/4/2016
2015	101	FV	310,700	0	4,762.	287,100	597,800	597,800	Year End Roll	12/11/2014
2014	101	FV	310,700	0	4,762.	266,800	577,500	577,500	Year End Roll	12/16/2013
2013	101	FV	295,700	0	4,762.	253,800	549,500	549,500		12/13/2012

PRINT

Date	Time
12/11/20	01:33:28

LAST REV

Date	Time
03/03/20	08:46:46

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11379

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAMLOUK KHALID,	71487-503	1	8/17/2018		1,100,000	No	No		
PETTENGILL AMAN	50622-391		1/23/2008		559,000	No	No		
EVANS INEZ A	50025-48		8/29/2007	Change>Sale	400,000	No	No		
EVANS INEZ A	44030-401		11/3/2004	Family	1	No	No		
EVANS JOHN J &	42824-127		5/18/2004	Family	1	No	No		
	8733-171		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2019	1906	Redo Bas	16,000	O				
1/22/2013	82	Add Bath	117,000	C				
12/11/2012	1433	Manual	2,100	C				
9/13/2007	806	Redo Kit	25,000	C		G9	GR FY09	add bath
5/19/1997	253	Manual	1,223	C				REPLACE WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2019	SQ Returned	MM	Mary M
4/19/2018	MEAS INT REF	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/26/2013	Info Fm Prmt	EMK	Ellen K
2/2/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
12/7/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
1/1/1982			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95505
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4762		Sq. Ft.	Site		0	80.	1.18	9									450,287						450,300	

Total AC/HA: 0.10932 | Total SF/SM: 4762 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 450,287 | Spl Credit | Total: 450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25171924
Const Adj.:	1.33650005
Adj $ / SQ:	175.657
Other Features:	105443
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	642395
Depreciation:	29550
Depreciated Total:	612844

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

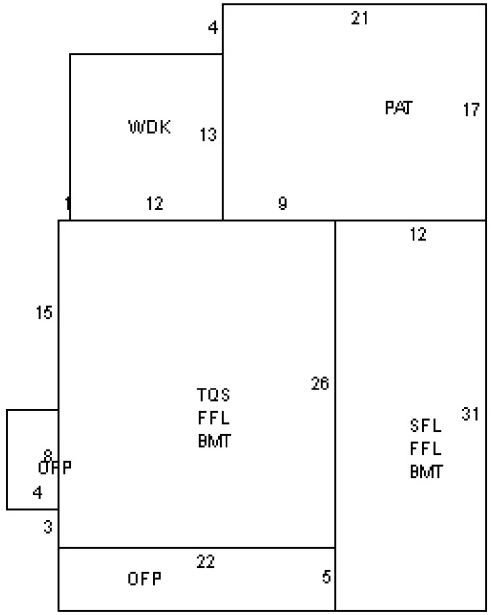
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	212.54
Special Features:	0	Val/Su Net:	183.25
Final Total:	612800	Val/Su SzAd	351.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	944	115.930	109,441
FFL	First Floor	944	175.660	165,820
TQS	3/4 Story	429	175.660	75,357
SFL	Second Floor	372	175.660	65,344
PAT	Patio	357	4.410	1,575
WDK	Deck	156	16.590	2,587
OFP	Open Porch	142	37.580	5,337
	Net Sketched Area:	3,344	Total:	425,461
Size Ad	1745	Gross Are	3487	FinArea 2689

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	